



# City of Carmel

## CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

SEPTEMBER 7, 2010

Carmel City Hall  
One Civic Square  
Carmel IN 46032  
6:00 PM

Members in attendance: Jay Dorman, Kevin "Woody" Rider, Steve Stromquist, Ephraim Wilfong  
Note: Woody Rider divided his time between the Special Studies Committee and the City Council meeting.

Members Absent: Susan Westermeier

DOCS Staff in attendance: Rachel Boone, Christine Barton-Holmes, and John Molitor, Legal Counsel.

Also present: Ramona Hancock, Plan Commission Secretary

Steve Stromquist was elected Committee Chairperson by Unanimous Consent

The Special Studies Committee considered the following items:

1. **Docket No. 10080001 ADLS Amend: Parkwood Crossing, Building 6, Duke Realty Sign.**  
The applicant seeks approval to amend the color restrictions of the center to allow a new color in their sign. The site is located at 600 E. 96th St. and is zoned B-6/Business. Filed by Don Miller of A Sign By Design on behalf of the owner.

Motion: Jay Dorman to re-order the Agenda and hear this Docket as the last item of business, since this petitioner was not in attendance at the start of the meeting; seconded by Ephraim Wilfong, approved 4-0.

Present for Petitioner: Don Miller, A Sign By Design, 4725 W. 106<sup>th</sup> Street, Zionsville, on behalf of Duke Realty.

### Overview:

- Proposed sign is for a multi-level, multi-tenant office building
- Proposed sign is 88 square feet and allowable under the Ordinance
- Proposed sign is black during the day, white at night
- Change only applies to Duke as owner of the property
- The word "Realty" would be added in green for Duke

Department, Rachel Boone:

- Ordinance allows a 90 square foot sign—new sign is allowable
- Dept is in support of adding “Realty” in green because Applicant owns the development and agrees that they are the only ones to be allowed color in their sign (aside from 25% rule for logos)
- No other issues

Motion: Jay Dorman “To approve Docket No. 10080001 ADLS Amend, Parkwood Crossing, Building 6, Duke Realty Sign, as submitted to the Committee,” seconded by Woody Rider, approved 4-0.

2. **Docket No. 10080002 ADLS Amend: Carmel Office Park - Building 4, Sollenberger Partners – Signage.** The applicant seeks approval for a new ground sign. The site is located at 1000 3<sup>rd</sup> Ave. SW and is zoned I-1/Industrial. Filed by Amy Rottman of Sign A Rama on behalf of the owner.

Present for Petitioner: Amy Rottman, Sign A Rama, Indianapolis; Dale Sollenberger, Gradle Drive, Carmel.

Overview:

- Ground sign for newest building at request of leasing agent and tenants
- Proposal now includes post only—no concrete block base
- Landscaping at base of sign
- Sign is 24 square feet, 70 inches high
- Sign dimension is 6’4” X 46”

Department Report, Rachel Boone:

- Tenant ID would be on the door
- Sign would be non-illuminated, address & space for 4 tenants
- Sign size allowable under sign ordinance
- Petitioner to landscape around base of sign
- Dept is in support of changing from concrete block base to posts
- Exterior flood lighting of sign to be appropriate to size of sign
- Color of sign trim matches building exterior

Motion: Jay Dorman “To approve Docket No. 10080002 ADLS Amend, Carmel Office Park, Building 4, Sollenberger Partners – Signage conditioned upon the sign base being changed to posts rather than concrete, and further conditioned upon final review and approval of the Dept of the landscaping and lighting of the sign;” seconded by Ephraim Wilfong, approved 3 in favor, none opposed.

3. **Docket No. 10080006 ADLS Amend: Jackson Hewitt Tax Service – Signage**  
The applicant seeks approval to change the exterior color of the building and add a sign. The site is located at 10602 N. College Ave. and is zoned B-2/Business within the Home Place Business District. Filed by Brenda Shipp of Bowling-Shipp, LLC d.b.a. Jackson Hewitt.

Present for Petitioner: Brenda Shipp 3596 Inverness Blvd., Carmel.

Overview:

- Propose one wall sign on south elevation
- Sign is off-set to allow for additional tenant – raceway color matches building exterior
- Propose painting building exterior
- Garage door will be painted to match building
- Sign is 24.72 square feet, 78 feet in height

Department Report, Rachel Boone:

- Business re-locating from across the street, current sign too big for new space
- Dept in agreement with petitioner—in favor of individual letters
- Dept concerns have been addressed
- Garage not an issue, painting ok with Dept

Committee Questions/Comments:

- Proposed color—blend with neighborhood? (Yes—complements and coordinates with area buildings)
- Sign lighted? (Sign totally lit in daytime; on a light sensor—subdued lighting at night)
- Maybe paint rim of garage door to define? (Prefer no delineation of door for uniformity)
- Committee OK with offset sign

Motion: Jay Dorman “To approve Docket No. 10080006 ADLS Amend, Jackson Hewitt Tax Service Signage as presented to Committee;” seconded by Woody Rider, approved 4-0.

4. **Docket No. 10080012 ADLS Amend: Generations in Dentistry – Signage**

The applicant seeks approval to replace an existing ground sign with a new sign. The site is located at 13331 Illinois St. and is zoned B-5/Business. Filed by Jeff Gibbons of Pro Med Signs and Doug Peet of Generations in Dentistry.

Present for Petitioner: Doug Peet, DDS, Generations in Dentistry, 13331 Illinois Street.

Overview:

- Petitioner replacing existing monument sign
- Proposed sign similar to existing, 2 year-old sign
- Sign will be fully boxed, internally lit
- Sign will have two lines of changeable copy

Department Report, Rachel Boone:

- Petitioner entitled to changeable copy
- Sign will be internally illuminated
- Area surrounding sign will be seasonally landscaped, similar to existing
- Pole cover base is aluminum with stucco texture
- Sign contains 44 square feet, total height is 6 feet
- Original concern with logo is that it was not presented clearly on sign rendering
- New concern/question with new logo is how will it fit into the space provided on the sign
- Department is in support of signage request

Committee Questions/Comments:

- Changeable copy a concern (petitioner says more difficult to remove – less vandalism)
- Changeable copy manual? (Yes)
- Illuminated at night? (white faces will show darker and more pleasing; changeable copy will be illuminated white letters on blue)
- Prefer sign be completely wrapped in hard surface material

Motion: Jay Dorman “To approve Docket No. 10080012 ADLS Amend, Generations in Dentistry Signage, conditioned upon the sign being wrapped in hard surface material as depicted in the submission documents, and further conditioned upon the Committee abdicating to the Department of Community Services any “tweaks” that need to be worked;” seconded by Woody Rider, approved 4-0

5. **Docket No. 10080014 ADLS Amend: Hazel Dell Corner, Lot 4 - additional parking**  
The applicant seeks site plan approval to add 36 parking spaces. The site is located at 13185 Hazel Dell Pkwy and is zoned B-3/Business. Filed by Eric Gleissner of Civil Site Group, Inc.

Present for Petitioner: Eric Gleissner, Civil Site Group, 643 Massachusetts Avenue, Indianapolis, representing the owner.

Overview:

- Propose addition of 36 parking spaces
- Room for additional tenant—parking would be really tight
- Lot currently full and at maximum
- Petitioner adding 8 trees and 83 shrubs to landscape plan to compensate for loss of greenspace
- Currently unknown how lot 2 would be developed—did not want to restrict future improvements

Dept Report, Christine Barton-Holmes:

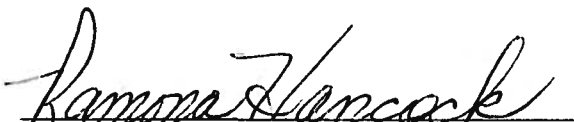
- Dept in support
- Any approval should be conditioned upon approval of final construction documents by Engineering Dept
- Approval should also be conditioned upon installation of landscaping

Committee Questions, Comments:

- Concern with traffic lights shining into back yard of residences to the west

Note: Petitioner states heavy tree line to the west provides very heavy screen for visual barrier

Motion: Woody Rider “To approve Docket No. 10080014 ADLS Amend, Hazel Dell Corner, Lot 4 – additional parking, conditioned upon approval of final construction documents by Engineering and installation of landscaping;” seconded by Jay Dorman, approved 4-0.

  
Ramona Hancock, Secretary

  
Steve Stromquist, Chairperson